



**HEARNES**  
WHERE SERVICE COUNTS

**Uplands Road, West Moors  
Dorset, BH22 0BB**

# FREEHOLD PRICE

## £399,950

***“A deceptively spacious 1,600 sq ft bungalow with tandem garage and west facing garden”***

A deceptively spacious and well-presented two/three double bedroom, two/three reception room bungalow with a large entrance porch, generous off-road parking for several vehicles leading to a tandem garage and a west facing rear garden.

- **Two/three bedroom detached bungalow**
- Large **entrance porch** leading to an entrance hall with three double storage cupboards
- Generous sized **lounge** measuring approximately 17ft x 12ft, overlooking the front driveway and a large picture window flooding this room with lots of natural light. An exposed stone fireplace with display shelves either side make an attractive focal point
- **Kitchen/breakfast room** enjoying plenty of workspace, built in mid height double oven, four ring gas hob with overhead extractor, space and plumbing for washing machine, dishwasher and an under counter fridge/freezer. A door provides direct access to the side of the property, an archway leads through to a delightful **dining room**
- **Family bathroom** with a white suite, bath with overhead shower, sink, WC and fully tiled walls
- Further **separate WC**
- **Two double bedrooms**, both benefitting from fitted furniture to include wardrobes, overhead storage cupboards and dressing tables
- Bedroom one further benefits from a **walk in wardrobe area** which is currently used as a home office
- **Bedroom three** is currently used as a dining room with triple opening doors leading out to a **conservatory** which enjoys views and direct access to the rear garden
- **West facing rear garden** offering an excellent degree of seclusion, is fully enclosed and measures approximately 50ft x 20ft. The garden has been paved for ease of maintenance, with a storage shed and a path leading round to a side gate
- **Off-road parking** for several vehicles
- **Tandem garage** with electric up and over door, power, light and loft storage access
- Double glazing and gas-fired central heating

The village of West Moors offers a good selection of day to day amenities and is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 2 miles away.

**COUNCIL TAX BAND: E**

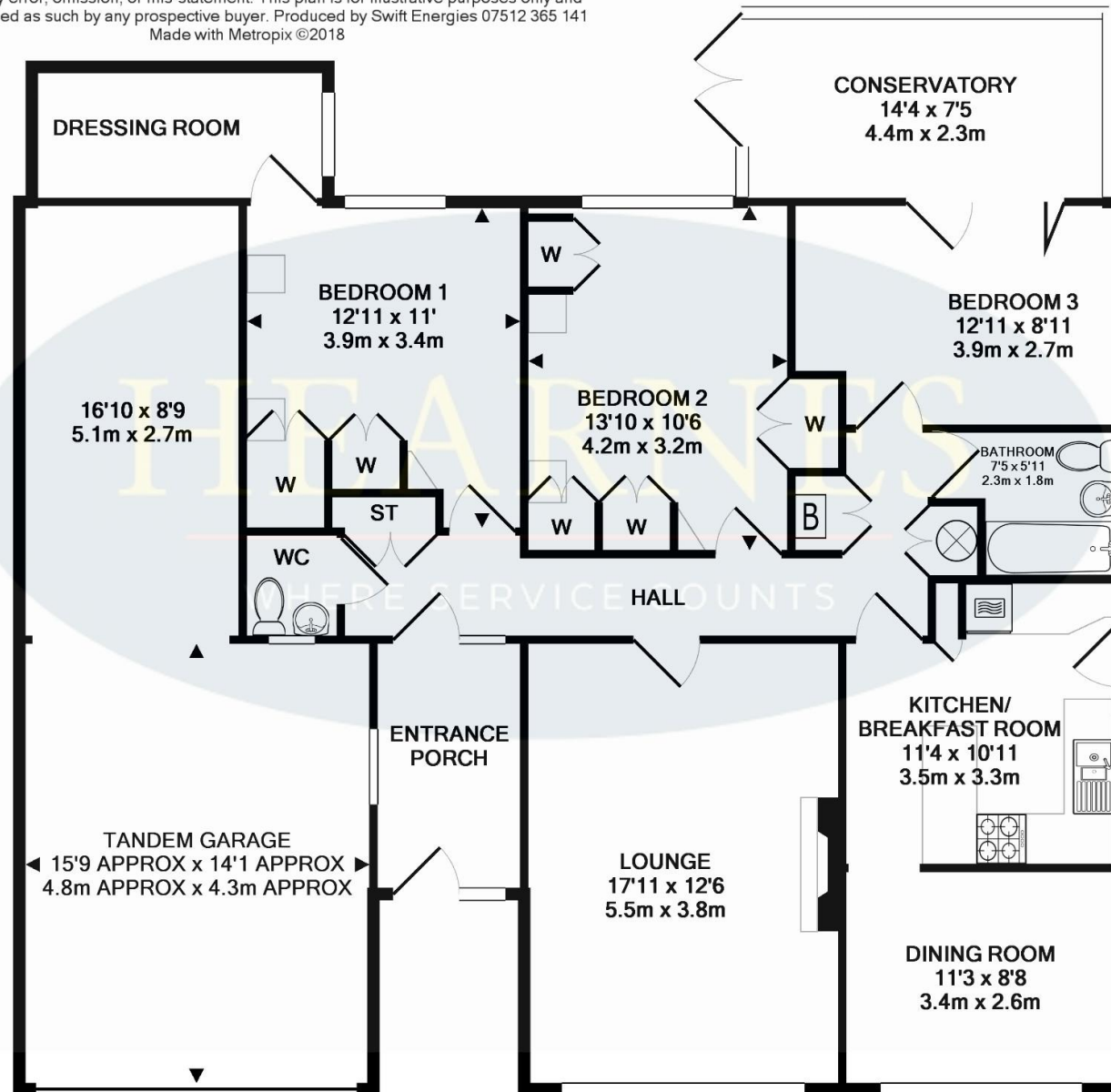
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1623 SQ.FT. (150.8 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
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